

# EXHIBIT “D”



US Real Estate Services  
25391 Commercentre Dr. 2nd Floor Lake Forest, CA 92630  
Corporate (949) 598-9920 Fax (949) 598-9910 E-Mail bpo@usres.com

# Broker Price Opinion

BPO Id 761916

CURRENT TAXES: 2487

BPO Type

Property Inspected: 06-28-12

Property Address City, State, Zip, County  
1917E CONCORD ST ORLANDO, FL, 32803, ORANGE

U.S. Real Estate Contact Broker Firm and Contact Telephone #  
Julie La Scala MILLENNIUM REALTY GROUP INC. / ADOLFO DELEON (321) 662-2955

Style	SqFt	# Rooms	# Units	Bed	Bath	Bsmt	Gar.	Lot Size	Age	Vacant	Prop Type	Condition
ONE STORY	785	4	1	2	1	N	1CA	5520	65	VAC.	SFR	GOOD

If Style Is "Mobile Home", Is it attached? ☐ Yes ☐ No

Property Description/Condition Mortgage's Name: DEREK GAY

SINGLE STORY HOME WITH A ONE CAR GARAGE VERY WELL MAINTAIN FROM THE EXTERIOR VIEW. NO VISABLE EXTERIOR DAMAGE.

Comparable Sales	Sale Dt	SqFt	# Rms	Bed	Bath	Proximity	Bsmt	Gar.	Lot Size	Age	DOM	LP@Sale	Sale \$	Owner*
27 N GLENWOOD AVE.	1-26-12	786	4	2	1	1MILE	N	1CA	7191	72	77	\$115,000	\$80,000	OWNOCC
2120 STANLEY ST.	4-17-12	928	4	2	1	1MILE	N	1CA	7820	62	137	\$110,000	\$107,531	SSALE
108 S GLENWOOD AVE.	1-9-12	868	4	2	1	1MILE	N	1CP	6918	59	167	\$129,000	\$126,300	OWNOCC

Condition	Location	Indicate if comparables are superior, inferior, or similar to subject. If Superior/Inferior, explain why
Comp 1	AVE.	EQUAL
Comp 2	GOOD	EQUAL
Comp 3	GOOD	SUPERIOR

Indicate home most comparable to subject ☐ 1 ☒ 2 ☐ 3

Comparable Listings	Style	SqFt	# Rms	Bed	Bath	Proximity	Bsmt	Gar.	Lot Size	Age	DOM	Orig LP \$	Cur LP \$	Owner*
1900 GARYIN ST.	1 STORY	666	4	2	1	1MILE	N	N	6083	82	84	\$99,900	\$94,900	OWNOCC
1012 N FERNCREAK A	1 STORY	925	4	2	1	1MILE	N	1CP	6053	59	55	\$138,000	\$138,000	OWNOCC
1908 VALENCIA RD.	1 STORY	831	4	2	1	1MILE	N	1CA	6795	62	83	\$159,000	\$155,000	OWNOCC

Condition	Location	Indicate if comparables are superior, inferior, or similar to subject. If Superior/Inferior, explain why
Comp 1	GOOD	EQUAL
Comp 2	GOOD	SUPERIOR
Comp 3	GOOD	SUPERIOR

Indicate home most comparable to subject ☐ 1 ☒ 2 ☐ 3  
Indicate home(s) that were personally inspected ☐ 1 ☒ 2 ☐ 3

\* Please indicate owner type: REO (i.e. FNMA, HUD, VA...), Owner Occupant, Investor, Relo.

## Neighborhood Data

Increasing ☐ Stable ☒ Decreasing ☐  
Housing Supply ☐ ☒ ☐  
Property Values ☐ ☒ ☐  
Number of Listings ☐ ☒ ☐  
Number of Listings in immediate area: 4  
Average marketing time of comparable listings 74, of comparable sales: 127  
Pride of Ownership: ☐ Excellent ☒ Good ☐ Average ☐ Fair ☐ Poor  
Any new construction nearby: ☐ Yes ☒ No Type: Res. ☐ Com. ☐  
Price Range: Low: \$80,000 High: \$153,000  
Number of Houses in direct competition with subject: 4  
Price Range: Low: \$94,900 High: \$205,000  
Describe any negative neighborhood factors that would detract from subject:  
THE CITY WAS REPAVING THE SIDE WALK WRIGHT IN FRONT OF THE SUBJECT PROPERTY.

Rental Market Lease Potential THIS PROPERTY CAN BE LEAST FOR \$1000.00

Market Value Marketing time being defined as: from date of listing to date of Contract

Are Repairs Needed? ☐ Yes ☒ No If Yes, Estimated cost: Estimated days to repair from: to:  
Subject As-Is-High \$126,300 Subject As-Is-Low \$80,000 Subject As-Is-Value \$104,600 Subject Repaired \$104,600  
1. Occupancy: ☐ Owner ☐ Rental ☒ Vacant Currently listed for sale: ☐ Yes ☒ No  
If subject is Vacant, is it SECURED? ☒ Yes ☐ No How much: How Long: Days  
2. If fair or poor explain: Listing Agent:

3. Area Description: ☐ Urban ☒ Suburban ☐ Rural

4. Will Resale be a Problem? ☐ Yes ☒ No Comments:  
NONE

Broker's Signature: Broker/Agent Signature on file. Telephone: (949) 598-9920 Date: 6-28-12

Auditor Notes:

THE COMPS UTILIZED ARE THE NEAREST, MOST RECENT AND SIMILAR AVAILABLE CURRENTLY.